

046.E

0001

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
760,500 / 760,500  
760,500 / 760,500  
760,500 / 760,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		LEWIS AVE, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: ALVES WASHINGTON C/ TRUSTEE		
Owner 2: WASHINGTON C ALVES LIVING TRUS		
Owner 3:		

Street 1: 48 LEWIS AVE UNIT 2	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: ALVES WASHINGTON C -	
Owner 2: -	
Street 1: 48 LEWIS AVE UNIT 2	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1986, having primarily Clapboard Exterior and 1550 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	water
Census:	Sewer
Flood Haz:	Electri
D	Exempt
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7037																	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	760,500			760,500		147264
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2022	102	FV	760,500	0	.
2021	102	FV	738,300	0	.
2020	102	FV	727,200	0	.
2019	102	FV	680,200	0	.
2018	102	FV	602,300	0	.
2017	102	FV	549,500	0	.
2016	102	FV	468,000	0	.
2015	102	FV	442,800	0	.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
ALVES WASHINGTO	76801-343	1	1/27/2021	Convenience	99 No No
WALKER JOAN M,	64961-230		2/25/2015		577,000 No No
FRIEDMAN JEREMI	25603-277		8/25/1995		193,500 No No Y

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
7/12/2018		Measured	DGM D Mann
3/2/2016		Sales Review	PT Paul T
10/24/2000		Hearing Chag	
5/6/2000			197 PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good	A Bath: 1	Rating:	Building Number 1.												
Sty Ht: 2A - 2 Sty +Attic		3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:													
(Liv) Units: 1	Total: 1	1/2 Bath: 1	Rating:	A HBth:	Rating:													
Foundation: 1 - Concrete		OthrFix: 1	Rating:	RESIDENTIAL GRID														
Frame: 1 - Wood		1st Res Grid   Desc: Line 1   # Units 1																
Prime Wall: 2 - Clapboard		Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Sec Wall: 1	%	A Kits: 1	Rating:	Other														
Roof Struct: 1 - Gable		Fpl: 1	Rating: Good	Upper														
Roof Cover: 1 - Asphalt Shgl		WSFlue: 1	Rating:	Lvl 2														
Color: GREY		Lvl 1																
View / Desir: N - NONE		Lower																
<b>GENERAL INFORMATION</b>				<b>CONDO INFORMATION</b>				Totals				RMS: 5	BRs: 3	Baths: 1	HB			
Grade: C+ - Average (+)		Location:																
Year Blt: 1986	Eff Yr Blt:	Total Units:																
Alt LUC:	Alt %:	Floor: 1 - 1st Floor		<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Jurisdct:	Fact: .	% Own: 50.000000000		Exterior:	No Unit	RMS	BRs	FL										
Const Mod:		Name: 79 - 7037		Interior:	1	5	3	0										
Lump Sum Adj:																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>														
Avg Ht/FL: STD		Phys Cond: GD - Good	12. %	Additions:														
Prim Int Wal 1 - Drywall		Functional:	%	Kitchen:														
Sec Int Wall: 1	%	Economic:	%	Baths:														
Partition: T - Typical		Special:	%	Plumbing:														
Prim Floors: 3 - Hardwood		Override:	%	Electric:														
Sec Floors: 1	%	Total: 12.1 %		Heating:														
Bsmt Flr:		Totals				1	5	3										
Subfloor:																		
Bsmt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>								PARCEL ID	046.E-0001-0002.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				